



76/1 Bonaly Rise
COLINTON | EDINBURGH | EH13 0QX


warners
solicitors & estate agents



76/1 Bonaly Rise

COLINTON | EDINBURGH | EH13 0QX

Beautifully presented first floor flat with stunning views and single garage located in a quiet modern development, near the sought after Colinton and close to excellent local amenities, the city centre and within very close proximity to the bypass. This bright and well-proportioned property offers comfortable and well-planned accommodation in good condition with great storage throughout. The spacious living room is particularly attractive and complemented by the double aspect windows that fills the property with natural light and have stunning views up to the Pentlands. The fitted kitchen currently has a double oven, washing machine, wine rack, fridge/freezer and microwave. There are two well-proportioned bedrooms both with built in wardrobes and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from secure entry, gas central heating, a shared garden, single garage, allocated parking space and insulated attic. This superb property located in an excellent, sought-after location will appeal to a range of buyers, so early viewing is highly recommended.

- Bright double aspect windowed living room
- Fitted Kitchen
- Two well-proportioned bedrooms
- Excellent storage
- Bathroom
- Shared garden
- Single garage and allocated parking space
- Gas central heating and double glazing

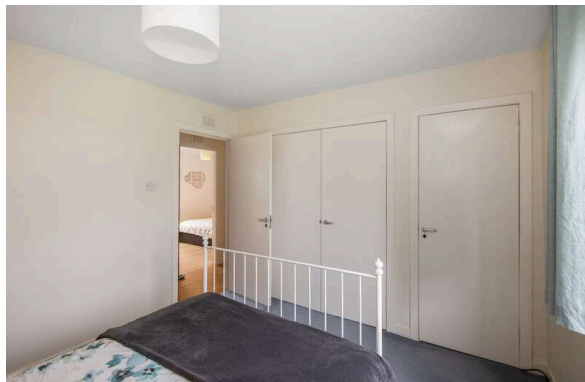
The curtains & blinds, light fittings as well as all white goods will be included in the sale.

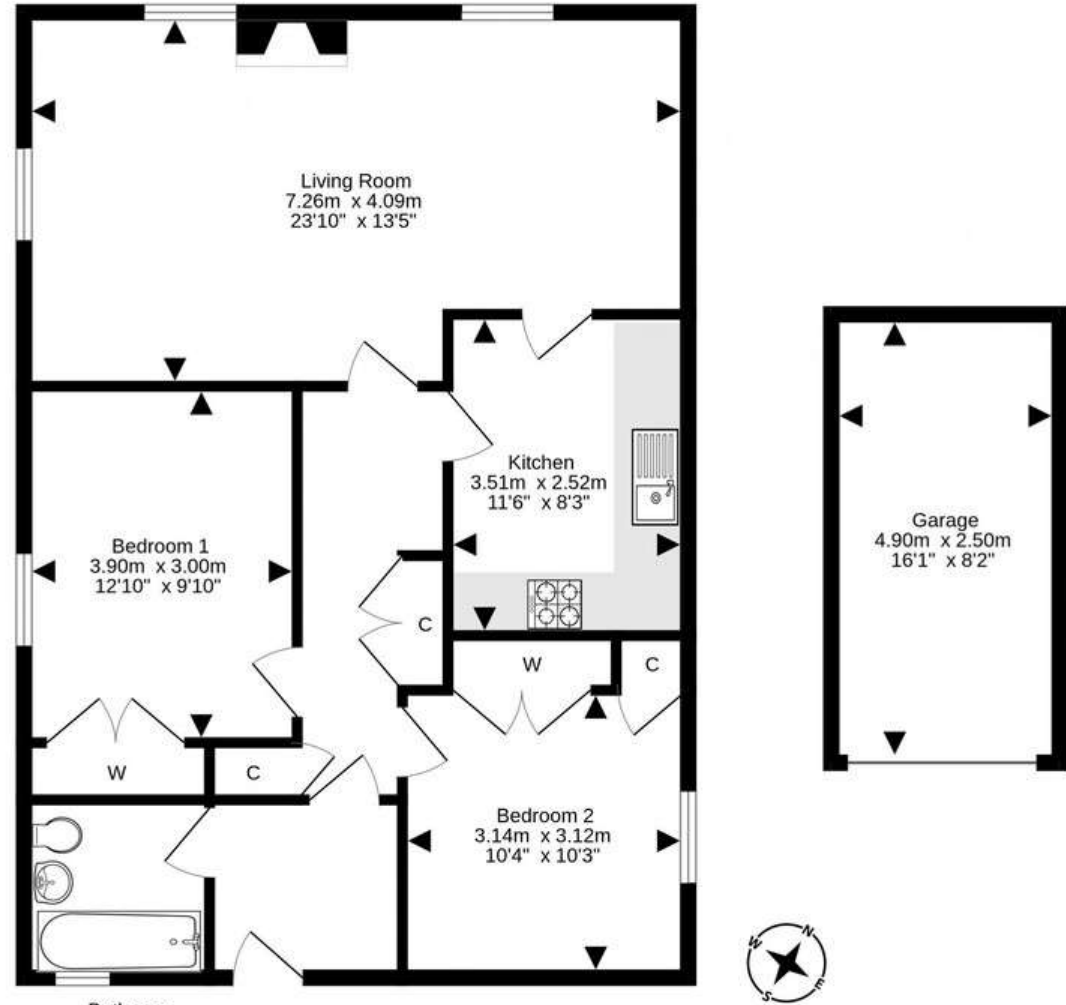
EPC Rating D

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Colinton is a designated conservation area through which the Water of Leith runs. The area retains much of its original village charm with a selection of speciality shops. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024.